

**SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	B Overall
Program Progress:			PJs in State: <input type="text" value="92"/>			
% of Funds Committed	<input type="text" value="91.48"/> %	<input type="text" value="90.22"/> %	<input type="text" value="32"/>	<input type="text" value="90.66"/> %	<input type="text" value="64"/>	<input type="text" value="60"/>
% of Funds Disbursed	<input type="text" value="85.41"/> %	<input type="text" value="80.19"/> %	<input type="text" value="23"/>	<input type="text" value="81.06"/> %	<input type="text" value="66"/>	<input type="text" value="63"/>
Leveraging Ratio for Rental Activities	<input type="text" value="2.43"/>	<input type="text" value="5.73"/>	<input type="text" value="59"/>	<input type="text" value="4.62"/>	<input type="text" value="26"/>	<input type="text" value="32"/>
% of Completed Rental Disbursements to All Rental Commitments***	<input type="text" value="99.45"/> %	<input type="text" value="72.76"/> %	<input type="text" value="16"/>	<input type="text" value="81.27"/> %	<input type="text" value="68"/>	<input type="text" value="58"/>
% of Completed CHDO Disbursements to All CHDO Reservations***	<input type="text" value="94.51"/> %	<input type="text" value="60.11"/> %	<input type="text" value="14"/>	<input type="text" value="68.23"/> %	<input type="text" value="96"/>	<input type="text" value="93"/>
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	<input type="text" value="53.30"/> %	<input type="text" value="78.04"/> %	<input type="text" value="80"/>	<input type="text" value="79.86"/> %	<input type="text" value="5"/>	<input type="text" value="6"/>
% of 0-30% AMI Renters to All Renters***	<input type="text" value="16.76"/> %	<input type="text" value="41.03"/> %	<input type="text" value="73"/>	<input type="text" value="44.82"/> %	<input type="text" value="5"/>	<input type="text" value="8"/>
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	<input type="text" value="93.79"/> %	<input type="text" value="92.04"/> %	<input type="text" value="58"/>	<input type="text" value="94.65"/> %	<input type="text" value="23"/>	<input type="text" value="25"/>
Overall Ranking:			In State: <input type="text" value="32"/> / <input type="text" value="92"/>	Nationally: <input type="text" value="35"/> <input type="text" value="41"/>		
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	<input type="text" value="\$26,192"/>	<input type="text" value="\$32,339"/>		<input type="text" value="\$25,419"/>	<input type="text" value="531"/> Units	<input type="text" value="61.40"/> %
Homebuyer Unit	<input type="text" value="\$38,877"/>	<input type="text" value="\$19,480"/>		<input type="text" value="\$14,530"/>	<input type="text" value="187"/> Units	<input type="text" value="21.60"/> %
Homeowner-Rehab Unit	<input type="text" value="\$65,136"/>	<input type="text" value="\$26,371"/>		<input type="text" value="\$20,251"/>	<input type="text" value="147"/> Units	<input type="text" value="17.00"/> %
TBRA Unit	<input type="text" value="\$0"/>	<input type="text" value="\$2,782"/>		<input type="text" value="\$3,156"/>	<input type="text" value="0"/> Units	<input type="text" value="0.00"/> %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Stockton CA

Total Development Costs:
(average reported cost per unit in HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$57,117	\$113,758	\$72,417
State:*	\$125,042	\$108,908	\$27,200
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses: PJ: 0.3 %
(% of allocation) **National Avg:** 1.1 %

R.S. Means Cost Index: 1.09

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	17.7	18.1	26.5	0.0
Black/African American:	19.9	16.5	28.6	0.0
Asian:	11.8	5.5	4.8	0.0
American Indian/Alaska Native:	0.0	0.0	0.7	0.0
Native Hawaiian/Pacific Islander:	0.6	1.1	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	2.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	2.2	0.0	1.4	0.0
Asian/Pacific Islander:	17.9	2.7	3.4	0.0

ETHNICITY:	Rental %	Homebuyer %	Homeowner %	TBRA %
Hispanic	29.9	56.0	32.7	0.0

HOUSEHOLD SIZE:	Rental %	Homebuyer %	Homeowner %	TBRA %
1 Person:	17.9	14.3	39.5	0.0
2 Persons:	23.1	15.9	22.4	0.0
3 Persons:	20.3	17.0	15.0	0.0
4 Persons:	15.1	20.9	9.5	0.0
5 Persons:	9.4	17.0	4.8	0.0
6 Persons:	5.0	6.6	4.8	0.0
7 Persons:	2.8	3.8	2.0	0.0
8 or more Persons:	6.4	4.4	2.0	0.0

HOUSEHOLD TYPE:	Rental %	Homebuyer %	Homeowner %	TBRA %
Single/Non-Elderly:	17.1	18.1	16.3	0.0
Elderly:	8.0	4.4	47.6	0.0
Related/Single Parent:	30.9	22.0	15.0	0.0
Related/Two Parent:	38.6	51.1	19.0	0.0
Other:	5.4	4.4	2.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:	Rental %	Homebuyer %
Section 8:	10.6	6.0 [#]
HOME TBRA:	0.0	
Other:	14.5	
No Assistance:	74.9	

of Section 504 Compliant Units / Completed Units Since 2001 3

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Stockton

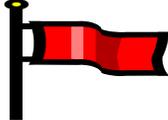
State: CA

Group Rank: 35
(Percentile)

State Rank: 32 / 92 PJs

Overall Rank: 41
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	99.45	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	94.51	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	53.3	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	93.79	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	2.22	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

